

In re Turning Leaf Homes IV, LLC

Case No. 17-30353-tmb11

CERTIFICATE OF SERVICE

I hereby certify that on February 7, 2017, I served the List of 20 Largest Unsecured Creditors and self-adhesive mailing labels via US Postal Mail and via Electronic E-mail.

Carla G. McClurg, Attorney
U.S. Department of Justice
Office of the United States Trustee
620 SW Main Street, Room 213
Portland, OR 97205

I further certify that the following person(s) will be served electronically when the foregoing document is filed with the court:

THEODORE J PITEO on behalf of Debtor Turning Leaf Homes IV, LLC
ted@pdxlegal.com, enc@pdxlegal.com; hugo@pdxlegal.com; reception@pdxlegal.com

US Trustee, Portland
USTPRegion18.PL.ECF@usdoj.gov

/s/Hugo A. Zollman
Paralegal to Attorney Theodore J. Piteo
Michael D. O'Brien & Associates, P.C.
Of Attorneys for Debtor

Label Matrix for local noticing
0979-3
Case 17-30353-tmb11
District of Oregon
Portland
Mon Feb 6 17:21:34 PST 2017

Ann Fahland
8828 SW 36th Ave
Portland, OR 97219-3836

Citibank
Bankruptcy Department
PO Box 6248
Sioux Falls, SD 57117-6248

DJ Property Soultions
2269 Deer Creek Way
Springville, UT 84663

Federal National Mortgage Association
Bankruptcy Dept.
PO Box 1077
Hartford, CT 06143-1077

Kora Gammel
8828 SW 36th Ave
Portland, OR 97219-3836

Matthew Frank Condominum Assoc
7000 SW Varns Street
Portland, OR 97223-8145

Ocwen Loan Servicing, LLC
Bankruptcy Department
1100 Virginia Drive, Suite 175
Fort Washington, PA 19034-3204

Philip Congdon
2418 Welsh Ln
New Braunfels, TX 78132-3834

SunTrust Mortgage, Inc.
Bankruptcy Dept- RVW 3034
PO Box 27767
Richmond, VA 23261-7767

Turning Leaf Homes IV, LLC
1701 SE OAK SHORE LN
Portland, OR 97267-3628

Bank of New York Mellon
One Wall Street
New York, NY 10286-0001

(p)CITY OF PORTLAND
OFFICE OF CITY ATTORNEY
RM 430
1221 SW 4TH AVE
PORTLAND OR 97204-1991

Deem Realty Funding
525 N. B St.
Salt Lake City, UT 84103-2547

Flagstar Bank
Bankruptcy Notice
5151 Corporate Drive
Troy, MI 48098-2639

Malcolm Cisneros
17100 Gillette Ave
Irvine, CA 92614-5603

McCarthy & Holthus, LLP
1770 Forth Ave
San Diego, CA 92101

Oregon Department Of Justice
Division Of Child Support
4600 25th Avenue, NE , Suite 180
Salem, OR 97301-0026

Robinson Tait, P.S.
901 Fifth Ave
Suite 400
Seattle, WA 98164-2085

Tenant
929 NE 73rd Ave
Hillsboro, OR 97124-6990

1001 SW 5th Ave #700
Portland, OR 97204-1141

Bob & Judy Baron
942 Ann Ave
Sunnyside, WA 98944-1760

Clear Recon Corporation
111 SW Columbia St.
Suite 950
Portland, OR 97201-5841

Ditech Financial, LLC
Bankruptcy Dept.
1100 Virginia Drive
Fort Washington, PA 19034-3204

Jason Montgomery
810 SE Douglas Ave
Roseburg, OR 97470-3331

Malcolm Cisneros
2112 Business Center Dr.
2nd Fl
Irvine, CA 92612-7137

Midland Funding
Bankruptcy Notices
2365 Northside Drive, Suite 300
San Diego, CA 92108-2709

PNC Bank - Mortgage
Bankruptcy Notice
6750 Miller Road
Brecksville, OH 44141-3262

Steven W. Shaw, Attorney
918 S Crescent Way
Mapleton, UT 84664-4613

(p)US BANK
PO BOX 5229
CINCINNATI OH 45201-5229

Vial Fotheringham, LLP
17355 Boones Ferry Road, Suite A
Lake Oswego, OR 97035-5225

THEODORE J PITEO
Michael D. O'Brien & Associates
12909 SW 68th Pkwy
Suite 160
Portland, OR 97223-8399

The preferred mailing address (p) above has been substituted for the following entity/entities as so specified by said entity/entities in a Notice of Address filed pursuant to 11 U.S.C. 342(f) and Fed.R.Bank.P. 2002 (g)(4).

US Bank
Bankruptcy Notice Department
PO Box 5229
Cincinnati, OH 45201-5229

The following recipients may be/have been bypassed for notice due to an undeliverable (u) or duplicate (d) address.

(u)Deem Investments Company

(u) Tenant

End of Label Matrix	
Mailable recipients	34
Bypassed recipients	5
Total	39

Fill in this information to identify the case:Debtor name **Turning Leaf Homes IV, LLC**United States Bankruptcy Court for the: **DISTRICT OF OREGON**Case number (if known): **17-30353-tmb11**☐ Check if this is an
amended filing**Official Form 204****Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders****12/15**

A list of creditors holding the 20 largest unsecured claims must be filed in a Chapter 11 or Chapter 9 case. Include claims which the debtor disputes. Do not include claims by any person or entity who is an insider, as defined in 11 U.S.C. § 101(31). Also, do not include claims by secured creditors, unless the unsecured claim resulting from inadequate collateral value places the creditor among the holders of the 20 largest unsecured claims.

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Bank of New York Mellon One Wall Street New York, NY 10286		5631 SE Belmont St. Portland, OR 97215 Property Subject to Liens of Bank of New York Mellon; Bank Loans are nonrecourse to Debtor. Zillow Value: 1,		\$802,406.00	\$300,000.00	\$587,406.00
Federal National Mortgage Association Bankruptcy Dept. PO Box 1077 Hartford, CT 06143-1077		12761 SW 133rd Ave, Tigard, OR 97223 Post-Sale Redemption Rights		\$219,515.67	\$300,000.00	\$219,515.67
Bank of New York Mellon One Wall Street New York, NY 10286		5631 SE Belmont St. Portland, OR 97215 Property Subject to Liens of Bank of New York Mellon; Bank Loans are nonrecourse to Debtor. Zillow Value: 1,		\$128,550.00	\$300,000.00	\$128,550.00
Ditech Financial, LLC Bankruptcy Dept. 1100 Virginia Drive Fort Washington, PA 19034		9995 SW Denney Rd., Beaverton, OR 97008		\$125,000.00	\$315,000.00	\$125,000.00

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				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Wells Fargo Bank, N.A. Bankruptcy Dept. / MAC D3347-014 3476 Stateview Blvd. Fort Mill, SC 29715-7203		7582 Burlington Ave, Portland, OR 97203 All Liens are non-recourse to Debtor		\$396,209.36	\$275,000.00	\$121,209.36
Flagstar Bank Bankruptcy Notice 5151 Corporate Drive Troy, MI 48098		12761 SW 133rd Ave, Tigard, OR 97223 Post-Sale Redemption Rights		\$102,730.00	\$300,000.00	\$102,730.00
PNC Bank - Mortgage Bankruptcy Notice 6750 Miller Road Brecksville, OH 44141		17358 SW Kimmel Court, Beaverton, OR 97007 All Liens are non-recourse to Debtor		\$99,750.00	\$355,000.00	\$99,750.00
US Bank Bankruptcy Notice Department PO Box 5229 Cincinnati, OH 45201-5229		486 Nutcracker Dr., Redmond, OR 97756 Post-Sale Redemption Rights - Sale Occured on 11/16/16 All Liens are non-recourse to Debtor		\$413,500.00	\$325,000.00	\$88,500.00
US Bank, NA, Corp Trust Division Attn: Elizabeth Boyd 1021 East Cary Street, #1850 Richmond, VA 23219		16530 NE Hillsboro Hwy, Newberg, OR 97132 Property is in Redemption Period post-sale from a December 20, 2016 sale. Debtor holds redemption rights.		\$450,000.00	\$375,000.00	\$75,000.00
Ocwen Loan Servicing, LLC Bankruptcy Department 1100 Virginia Drive, Suite 175 Fort Washington, PA 19034		8025 SW Scholls Ferry Rd., Beaverton, OR 97008 All Liens are non-recourse to Debtor Post-sale redemption period		\$72,500.00	\$275,000.00	\$72,500.00

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				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Nathan Pauly		12761 SW 133rd Ave, Tigard, OR 97223 Post-Sale Redemption Rights		\$335,000.00	\$300,000.00	\$35,000.00
SunTrust Mortgage, Inc. Bankruptcy Dept- RVW 3034 PO Box 27767 Richmond, VA 23261-7767		4644 Melody Ln, Roseburg, OR 97471 All Liens are non-recourse.		\$274,688.52	\$240,000.00	\$34,688.52
US Bank, NA, Corp Trust Division Attn: Elizabeth Boyd 1021 East Cary Street, #1850 Richmond, VA 23219		9995 SW Denney Rd., Beaverton, OR 97008		\$345,000.00	\$315,000.00	\$30,000.00
Bank of New York Mellon One Wall Street New York, NY 10286		8025 SW Scholls Ferry Rd., Beaverton, OR 97008 All Liens are non-recourse to Debtor Post-sale redemption period		\$303,741.00	\$275,000.00	\$28,741.00
Wells Fargo Bank, N.A. Bankruptcy Dept. / MAC D3347-014 3476 Stateview Blvd. Fort Mill, SC 29715-7203		17358 SW Kimmel Court, Beaverton, OR 97007 All Liens are non-recourse to Debtor		\$376,023.60	\$355,000.00	\$21,023.60
Philip Congdon 2418 Welsh Ln New Braunfels, TX 78130		4644 Melody Ln, Roseburg, OR 97471 All Liens are non-recourse.		\$20,000.00	\$240,000.00	\$20,000.00
Citibank Bankruptcy Department PO Box 6248 Sioux Falls, SD 57117		7582 Burlington Ave, Portland, OR 97203 All Liens are non-recourse to Debtor		\$9,043.00	\$275,000.00	\$9,043.00

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				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Midland Funding Bankruptcy Notices 2365 Northside Drive, Suite 300 San Diego, CA 92108		7582 Burlington Ave, Portland, OR 97203 All Liens are non-recourse to Debtor		\$4,675.00	\$275,000.00	\$4,675.00
Deem Realty Funding 525 N. B St. Salt Lake City, UT 84103		Investment in Belmont Property	Contingent Unliquidated Disputed			\$2,750.00
Oregon Department Of Justice Division Of Child Support 4600 25th Avenue, NE , Suite 180 Salem, OR 97301		16530 NE Hillsboro Hwy, Newberg, OR 97132 Property is in Redemption Period post-sale from a December 20, 2016 sale. Debtor holds redemption rights.		\$2,500.00	\$375,000.00	\$2,500.00